

Feb. 2, 2023

To: The City of Florence Planning Commission

From: Renee LoPilato, Homeowner, Fairway Estates, Phase 1

410 Tournament Drive, Florence, Oregon 97439

Re: Testimony Submitted for Consideration at Feb. 14, 2023 Meeting

I am submitting 30 photographs of Fairway Estates Phase 1 focusing on the designated open spaces and proposed nature trails as featured on the entrance sign and in the marketing materials; I hired Curt Peters, owner of Digital Dunes Photography, to take these pictures on Jan. 26, 2023. The Phase 1 developer is currently applying to the commission for approval to proceed with the new development of Phases 2-4 and is submitting plans for open spaces and trails there as per the city code.

The photographs are arranged by areas 1-5 following the outline of the entrance sign as follows:

Area 1 at front, open space and a designated "nature trail", (seven pictures);

Area 2 designated open space next to lot 31, (one picture);

Area 3 designated open space and a circular "nature trail" behinds lots 28-31, with access path through lots 28-29, (five pictures);

Area 4 view from end of Caddington Lane to the golf course, proposed start of Phase II according to entrance map, (one picture);

Area 5 pictures documenting the long designated open space and matching "nature trail" including the two access paths; the pictures end with a path leading back to Tournament Drive, (15 pictures).

Conclusion: As documented in all areas, there are no nature trails as described in the open space areas; in Area 1 there appears to be an animal trail but nothing else; in Area 3 the access path between homes is maintained by homeowners and there is no circular trail behind the homes at the bottom of the berm; in Area 5 the trail is actually a rutted, uneven drainage ditch and does not have an access path to homes nearby on the cul-de-sac.

Lastly the developer's website for Fairway Estates Phase 1 lists "walking the nature trails" as one of the amenities for homeowners, just as the map and materials were highlighted in April 2022, when we purchased our home; the open spaces and access to several walking trails were the primary factors in our deciding to purchase a home in the development. Otherwise, we would have settled somewhere else in Florence.

Therefore, I strongly suggest that the Planning Commission closely scrutinize this developer's proposals for further similar development in Phases 2-4.



# Fairway Estates

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## Phase I Lot Numbers & Square Footage\*

Key	
	Fairway Estates Open Space
	Golf Course Fairway
	Golf Course Open Space
	Nature Trails



\*Lot square footages are estimates only.

area 3 - path marked by hammer





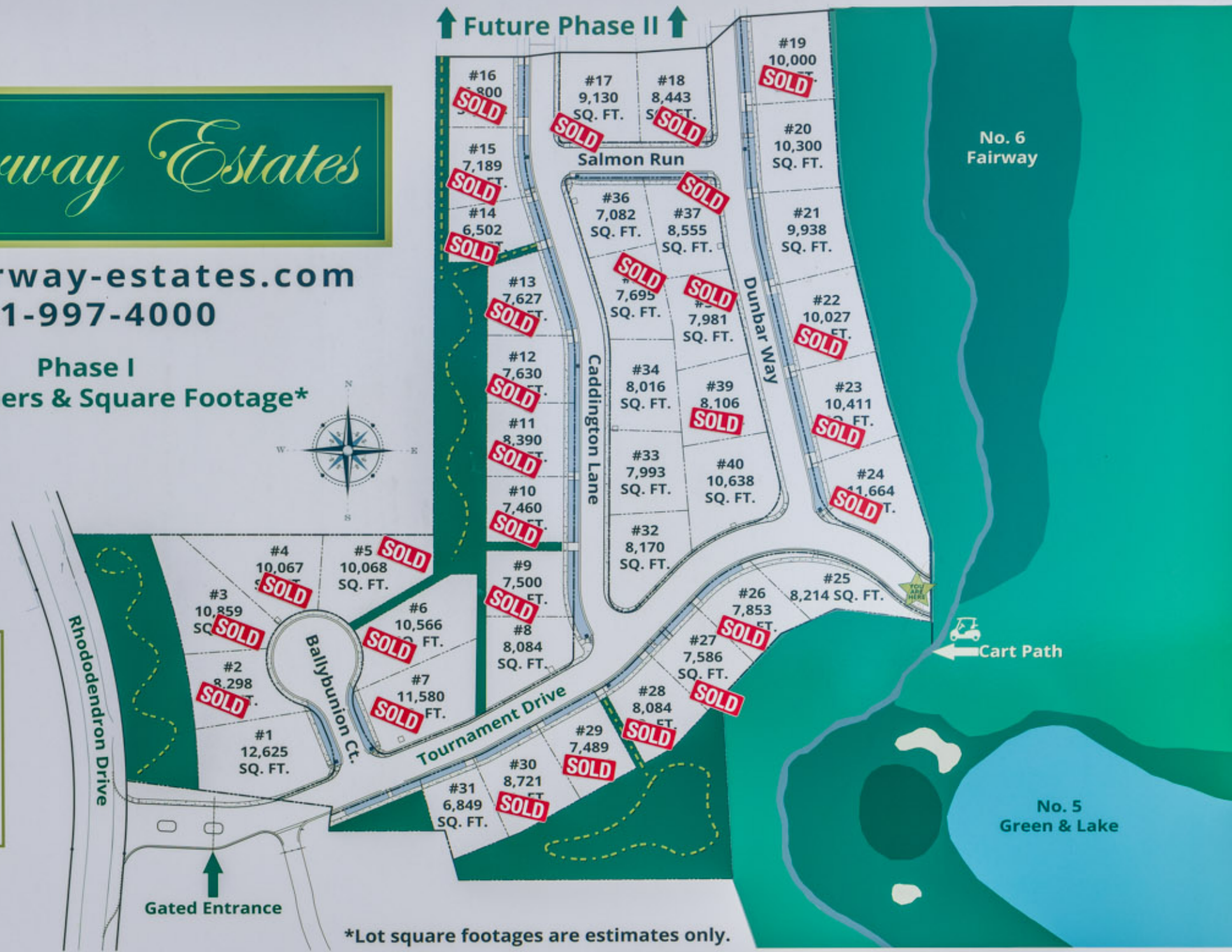
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Phase I  
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